

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
APRIL 17, 2013

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Geri Lanier, Danny Winborne, and Joseph Coratola (Alternate), Planning and Code Administration Director John Schlichting, Community Planning Director Trudy Schwarz, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would not be actively participating this evening, since all Commissioners were present.

I. APPROVAL OF MINUTES

March 20, 2013, Planning Commission Meeting

Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to APPROVE the Minutes of the March 20, 2013, Planning Commission Meeting, as submitted.

Vote: 5-0

II. SIGN PERMITS

SIGN-2665-2013 -- 7-Eleven Convenience Store
3 Professional Drive
Electronic Sign
SIGN APPROVAL

MXD Zone

Community Planning Director Schwarz located the property and the location of the existing sign which is the subject of this application. The proposal is to convert it from changeable letters to an electronic sign that would show the regular unleaded gasoline price only. She presented the existing and proposed sign elevations and noted the State only requires automobile filling stations to show the lowest price.

There was no testimony from the public.

Mrs. Schwarz voiced staff's recommendation for approval, as it meets the approval criteria of the City Code. The Commission voiced no objections and moved as follows:

Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to grant SIGN-2665-2013, 7-Eleven Convenience Store, SIGN APPROVAL, finding it in compliance with Zoning Ordinance § 24-212.

Vote: 5-0

SIGN-2376-2013 -- 6 Diamond Avenue
Waiver of Letter Height
SIGN APPROVAL

CBD Zone

Community Planning Director Schwarz located the site, provided background information regarding the property, and presented a photograph of the existing sign and a rendering of the one proposed. She indicated the proposal includes a waiver request of the required lettering height (7") for the proposed 4"-and smaller lettering. She answered questions relating regulations for the property address number on the sign. The applicant was absent.

Mrs. Schwarz voiced staff's recommendation for approval of the sign adjustment, as it complies with the City Code.

There was no testimony from the public.

Chair Bauer voiced a concern that the evidence the applicant had provided is insufficient for justifying the letter height waiver request, noting the proposal does not fulfill the objective of the Sign Ordinance and it does not positively contribute to the streetscape. Commissioner Winborne and Vice-Chair Kaufman shared Chair Bauer's concerns. Commissioner Lanier was also concerned about safety due to the amount of text on the sign being distracting to motorists. Commissioner Hopkins did not favor the visual impact on the pedestrian environment. The Commission noted that 7" lettering provides clarity for the pedestrian and reduces clutter.

Chair Bauer identified the options for action. Community Planning Director Schwarz recommended deferral.

Vice-Chair Kaufman moved, seconded by Commissioner Winborne,
to DEFER SIGN-2376-2013, 6 Diamond Avenue.
Vote: 5-0

III. FROM THE COMMISSION

Commissioner Hopkins

Reported the outcome of the latest Urban Land Institute (ULI) local planning conferences signal a more aggressive entrepreneurial trend in real estate development.

Vice-Chair Kaufman

Commented on the Kentlands Oktoberfest this year is to be expanded and improved.

Commissioner Lanier

Commented favorably on the Planning Commission webinar held on April 13, noting it confirmed that good planning principles are already in practice by this Commission.

Chair Bauer

Reported attending the American Planning Association's 2013 National Planning Conference in Chicago (April 13-17), noting he would discuss at an upcoming session some themes of interest for the City.

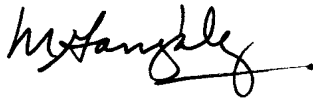
IV. FROM STAFFCommunity Planning Director Schwarz

Stated the Commission's meetings in May would follow the regular calendar and a joint public hearing with the City Council on a text amendment for the Board of Appeals Article and other housekeeping items is forthcoming.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 7:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Gonzalez", with a horizontal line extending from the end of the signature.

M. Gonzalez
Recording Secretary